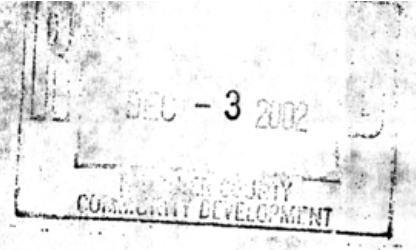


Margaret L. Dyson
Rezoning # RZ02-L-06
Proffer Statement
Revised October 28, 2002
Revised November 27, 2002



Margaret L. Dyson, sole owner of the property identified on the tax maps of Fauquier County as PIN # 7816-26-1092-000 (the "Property"), and the applicant in the above referenced rezoning request, and their successors and assigns (the "Applicant"), hereby proffer that in the event the Property is rezoned by the Fauquier County Board of Supervisors to the R-1 (Residential) Zoning Classification, then the development thereof shall be in conformity with the following conditions proffered pursuant to Virginia Code Ann. § 15.2 - 2286 and § 13-202 (2) (D) of the Fauquier County Zoning Ordinance. These conditions are voluntary entered into by the applicant. In the event that this rezoning is not granted, these proffers shall be deemed withdrawn, and of no force and effect.

1. The development shall generally conform with the Concept Development Plan dated January 16, 2001, last revised November 27, 2002, as prepared by Carson, Harris & Associates. The number of lots will not exceed five (5) residential lots (4 plus residue) as shown on the concept plan with the exception of a potential SWM/BMP lot based on the outcome of the SWM analysis required by Ordinance.
2. The applicant shall proffer a cash contribution of \$3,500.00 per dwelling unit for which a certificate of occupancy can be obtained. The cash contribution will be directed to the County for school capital facilities. The Applicants per lot contribution will be made at the time of issuance of a zoning permit for each dwelling.
3. The applicant shall deed restrict the residue parcel, containing approximately 11.62 acres from further development. The applicant shall provide the Director of Planning with the appropriate documentation to restrict that parcel at the time of final plat approval.
4. The applicant shall restrict access to the lots fronting on Brooks Store Drive (Route 632). The lots fronting on the above-mentioned road shall be accessed via common entrances as depicted on the Concept Development Plan.

These proffers shall be binding on the owner and its successors and assigns.

Margaret L. Dyson
Margaret L. Dyson, Owner
12/3/02
Date